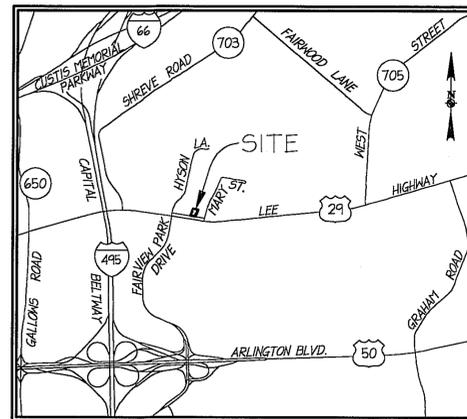


DATE	REVISION

SPECIAL EXCEPTION PLAT/
PROFFER CONDITION AMENDMENT PLAT
MERRIFALLS AUTO
CARE SERVICE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

1. COVER SHEET
2. NOTES & TABULATIONS
3. EXISTING CONDITIONS PLAN
4. EXISTING VEGETATION MAP AND TREE CONSERVATION PLAN
5. SPECIAL EXCEPTION PLAT/
PROFFER CONDITION AMENDMENT PLAT
6. LANDSCAPE PLAN
7. BMP & SWM COMPUTATIONS
8. CONCEPTUAL ELEVATIONS

Concurrent w/ PCA 91-P-027
Application No. SE 2009-PR-021 Staff W.O.D.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (SE) (SP)
See proffers dated 3/3/2010; SE cond dated 2/22/2010
Date of (BOS) (PC) approval 3/9/2010

DATE OF FIRST SUBMISSION: June 29, 2009
DATE OF SECOND SUBMISSION: November 4, 2009
DATE OF THIRD SUBMISSION: November 30, 2009
(Revisions to Pages 1, 2, 4, 5, 6 and 7 based on Fairfax County
comments received at Review Meeting on November 16, 2009.)

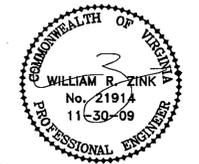
Sheet 1 of 8

APPLICANT/DEVELOPER
JSH ENTERPRISE, LLC
8138 RIDGE CREEK WAY
SPRINGFIELD, VA
22153



PREPARED BY:
christopher consultants
engineering · surveying · land planning

9900 main street (fourth floor) · fairfax, va 22031-3907
703.273.6820 · fax 703.273.7636



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Department of Planning & Zoning
NOV 25 2009
Zoning Evaluation Division

1 of 8

C-5830

DATE	REVISION
11.04.09	Revisions to Special Exception Plat/Proffer Condition Amendment based on Fairfax County Pre-Staffing Comments October 13, 2009
11.30.09	Revisions to Special Exception Plat/Proffer Condition Amendment based on Fairfax County comments received at Review Meeting on November 16, 2009

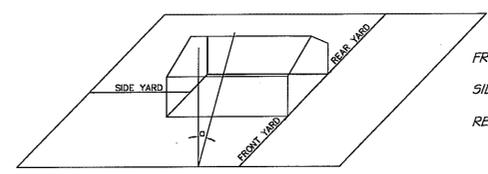
GENERAL NOTES

- THE SUBJECT PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY ASSESSMENT MAP AS 49-2 ((1)) PARCEL 93.
- FOR THE PURPOSES OF THIS APPLICATION, THE TOTAL SITE AREA OF THE PROPERTY IS 20,900 SQUARE FEET OR 0.4798 ACRES, BASED ON A BOUNDARY SURVEY COMPLETED BY christopher consultants Ltd., DATED JULY 2006. THE REAL ESTATE DIVISION OF THE FAIRFAX COUNTY DEPARTMENT OF TAX ADMINISTRATION LISTS THE AREA OF THIS PROPERTY WITHIN THEIR TAX RECORDS AS 20,901 SQUARE FEET.
- THE OWNER OF THE PROPERTY IS REESE MERRIFALLS TWO LLC, 6916 PACIFIC LANE, ANNANDALE, VA 22033, DEED BOOK 18810, PAGE 1936. THE APPLICANT/DEVELOPER OF THE PROPERTY IS JSH ENTERPRISE, LLC, 8138 RIDGE CREEK WAY, SPRINGFIELD, VA 22153.
- THE EXISTING AND PROPOSED ZONING OF THE SUBJECT PROPERTY IS C-8 (HIGHWAY COMMERCIAL), HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD).
- THIS SUBMISSION IS AN APPLICATION FOR A CATEGORY 5 SPECIAL EXCEPTION AND A PROFFER CONDITION AMENDMENT TO PERMIT A VEHICLE LIGHT SERVICE ESTABLISHMENT. THE TOTAL PROPOSED GROSS FLOOR AREA IS +/- 5,590 SF AND THE PROPOSED FAR IS +/- 0.27.
- THE BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY COMPLETED BY christopher consultants Ltd., DATED JULY, 2006.
- TOPOGRAPHIC INFORMATION IS FROM A FIELD RUN TOPOGRAPHIC SURVEY BY christopher consultants Ltd., DATED JUNE 19, 2009. THE CONTOUR INTERVAL IS ONE (1) FOOT.
- THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NUMBER 515525 0074 D, DATED MARCH 5, 1990, ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- NO TITLE REPORT IS FURNISHED.
- THE SUBJECT PROPERTY IS LOCATED IN THE PROVIDENCE DISTRICT AND THE CAMERON RUN WATERSHED OF FAIRFAX COUNTY, VA. REFER TO SHEET 7 FOR INFORMATION AND NARRATIVES FOR STORM WATER MANAGEMENT (SWM), BEST MANAGEMENT PRACTICES (BMP) AND SITE OUTFALL.
- THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF FALLS CHURCH AND PUBLIC SEWER PROVIDED BY FAIRFAX COUNTY.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO EXISTING GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY.
- NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS PROJECT.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THE SUBJECT PROPERTY.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THIS SPECIAL EXCEPTION PLAT AND PROFFER CONDITION AMENDMENT PLAT CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, INCLUDING THE ADOPTED COMPREHENSIVE PLAN FOR THE COUNTY, UNLESS OTHERWISE SPECIFICALLY NOTED.
- NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE FINAL DESIGN TO COMPLY WITH FINAL ENGINEERING AND NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE CONSISTENT WITH THE APPROVED SPECIAL EXCEPTION PLAT/PROFFER CONDITION AMENDMENT PLAT.
- SITE IMPROVEMENTS SHOWN HEREIN ARE PRELIMINARY. FINAL SITE IMPROVEMENTS WILL BE CONFIGURED AT THE TIME OF SITE PLAN APPROVAL, SUBJECT TO MARKET CONDITIONS, BUT CONSISTENT WITH THE APPROVED SPECIAL EXCEPTION AMENDMENT PLAT/PROFFER CONDITION AMENDMENT PLAT.
- THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF GREATER THAN 25 FEET ON THE PROPERTY. ALL MAJOR UNDERGROUND UTILITY EASEMENTS, REGARDLESS OF WIDTH, ARE SHOWN ON THE EXISTING CONDITIONS PLAN.
- A BIKE RACK WILL BE PROPOSED ON THE PROPERTY, AS SHOWN ON THE PLAN.
- SOME ADDITIONAL TREE PLANTINGS, INCLUDING A PICNIC TABLE AND/OR BENCH, WILL BE PROVIDED OFFSITE ALONG THE WESTERN PROPERTY LINE, AS SHOWN ON THE PLAN.
- OFFSITE EASEMENT WILL BE REQUIRED FOR GRADING, TREE PLANTING, TREE REMOVAL AND FOR SANITARY SEWER LATERAL CONNECTION.

WAIVERS AND MODIFICATIONS

- A WAIVER IS BEING REQUESTED FOR THE REQUIREMENT TO PROVIDE A MAJOR PAVED TRAIL (ASPHALT OR CONCRETE THAT IS 8' OR MORE IN WIDTH) AS SHOWN ON THE FAIRFAX COUNTY COMPREHENSIVE PLAN COUNTYWIDE TRAILS PLAN (6.17.02) ALONG THE NORTH SIDE OF THE ROUTE 29/LEE HIGHWAY SERVICE DRIVE. THE APPLICANT HAS INSTEAD AGREED WITH FAIRFAX COUNTY TO PROVIDE A 3 FOOT RESERVATION OF RIGHT-OF-WAY ALONG THE SOUTHERN PROPERTY LINE/NORTH SIDE OF THE ROUTE 29/LEE HIGHWAY SERVICE DRIVE. THERE IS ALSO AN EXISTING SIDEWALK ALONG THE SERVICE DRIVE.
- A WAIVER IS BEING REQUESTED FOR THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT (13-300) BETWEEN THE PROPOSED USE AND THE PROPERTY ACROSS LEE HIGHWAY. NOT ONLY IS THE PROPOSED USE SEPARATED BY A 4-LAND DIVIDED ROADWAY, BUT AN 8 TO 10 FOOT SOLID WALL EXISTS BETWEEN THE ROADWAY AND THE RESIDENTIAL HOUSING ACROSS THE STREET.
- MODIFICATIONS ARE BEING REQUESTED FOR THE MINIMUM LOT AREA REQUIREMENT OF 40,000 SF. (4-806.1) AND MINIMUM LOT WIDTH REQUIREMENT OF 200 FEET (4-806.2) WITHIN THE C-8 ZONING DISTRICT. WHILE THIS PROPERTY (PARCEL 93) WAS COMBINED WITH PARCEL 92A AND REZONED TO C-8 (RZ-91-P-027) AND APPROVED ON 5.4.92, FAIRFAX COUNTY HAS AGREED THAT THE APPLICATION FOR THIS SPECIAL EXCEPTION / PROFFER CONDITION AMENDMENT WILL ONLY HAVE TO INCLUDE PARCEL 93, WHICH DOES NOT MEET THESE STANDARDS.

ANGLE OF BULK PLANE DETAIL



FRONT YARD: $\geq 45^\circ$ BUT NOT LESS THAN 40'
 SIDE YARD: NO REQUIREMENT
 REAR YARD: 20 FEET

ZONING TABULATION C-8 HIGHWAY COMMERCIAL DISTRICT, HCOD CATEGORY 5 SPECIAL EXCEPTION		
SUBJECT PROPERTY IDENTIFIED AS:		
PARCEL NUMBER	EXISTING ZONING	ACREAGE
49-2-((1))-93	C-8 (HCOD)	±0.48 AC.
ZONING REGULATIONS:		
C-8 HIGHWAY COMMERCIAL DISTRICT, HCOD		
MINIMUM LOT AREA:	40,000 SF	
MINIMUM LOT WIDTH:	200 FEET	
MAXIMUM BUILDING HEIGHT:	40 FEET	
MINIMUM YARD REQUIREMENTS:		
FRONT YARD:	45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40'	
SIDE YARD:	NO REQUIREMENT	
REAR YARD:	20'	
MAXIMUM FLOOR AREA RATIO:	0.50	
OPEN SPACE:	15% REQUIRED	
TREE COVER:	10% REQUIRED	
INTERIOR PARKING LOT LANDSCAPING:	NO REQUIREMENT (SINCE PARKING LOT HAS LESS THAN 20 TOTAL SPACES)	
PERIPHERAL PARKING LOT LANDSCAPING:	NO REQUIREMENT (SINCE PARKING LOT HAS LESS THAN 20 TOTAL SPACES)	

PROPOSED DEVELOPMENT TABULATIONS	
DEVELOPMENT STANDARDS	DEVELOPMENT TABULATIONS
TOTAL GROSS FLOOR AREA	+/- 5,590 SF
FLOOR AREA RATIO	+/- 0.27
MAXIMUM BUILDING HEIGHT	+/- 32'
OPEN SPACE	+/- 20.8 % +/- 4,350 SF
TREE COVER	* ON SITE: +/- 10.0 % +/- 2,100 SF

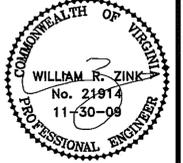
* AN ADDITIONAL TEN OFFSITE TREES (+/- 1,100 SF) ARE PROPOSED ALONG THE NORTH AND NORTHWEST PROPERTY BOUNDARY

PARKING TABULATION FOR PROPERTY	
PARKING SPACES REQUIRED :	* 2 SPACES PER SERVICE BAY ** 1 SPACE PER EMPLOYEE *** 1 SPACE PER 200 SQUARE FEET OF NET FLOOR AREA
PARKING SPACES PROVIDED :	18 SPACES (INCLUDES 2 HANDICAP SPACES, 1 IS VAN ACCESSIBLE, AND INCLUDES 2 EMPLOYEE DESIGNATED SPACES)
LOADING SPACES REQUIRED :	1 SPACE PER FIRST 10,000 SF OF GROSS FLOOR AREA
LOADING SPACES PROVIDED :	1 SPACE
* THERE WILL BE A MAXIMUM OF 5 SERVICE BAYS	
** THERE WILL BE A MAXIMUM OF 6 EMPLOYEES	
*** AFTER SUBTRACTING OUT THE AREAS FOR THE SERVICE BAYS, THERE WILL BE A MAXIMUM OF 400 SQUARE FEET REMAINING OF NET FLOOR AREA	

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Sheet 2 of 8

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 engineering · surveying · land planning
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NOTES & TABULATIONS

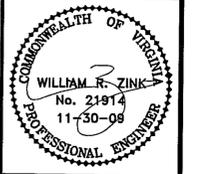
SPECIAL EXCEPTION PLAT/
 PROFFER CONDITION AMENDMENT PLAT
MERRIFALLS AUTO CARE SERVICE
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 04D804
 SCALE: AS SHOWN
 DATE: 06-29-09
 DESIGN: JR/MA
 DRAWN: TT
 CHECKED:
 SHEET No.

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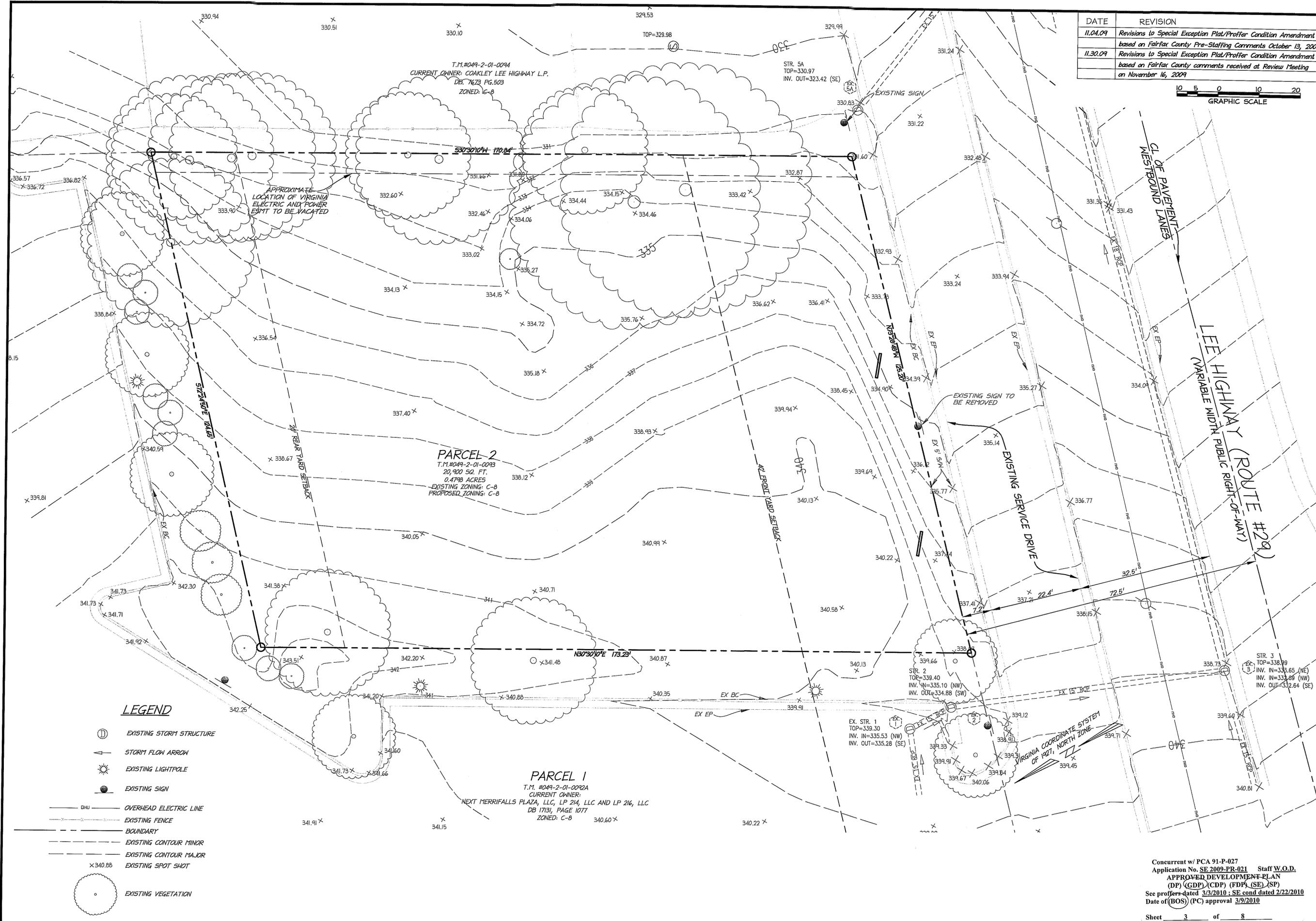
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EXISTING CONDITIONS PLAN

**SPECIAL EXCEPTION PLAT/
 PROFFER CONDITION AMENDMENT PLAT
 MERRIFALLS AUTO
 CARE SERVICE
 FAIRFAX COUNTY, VIRGINIA**

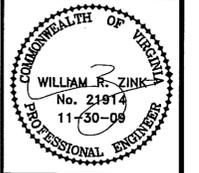
PROJECT NO: 04D804
 SCALE: 1"=10'
 DATE: 06-29-09
 DESIGN: JR/MA
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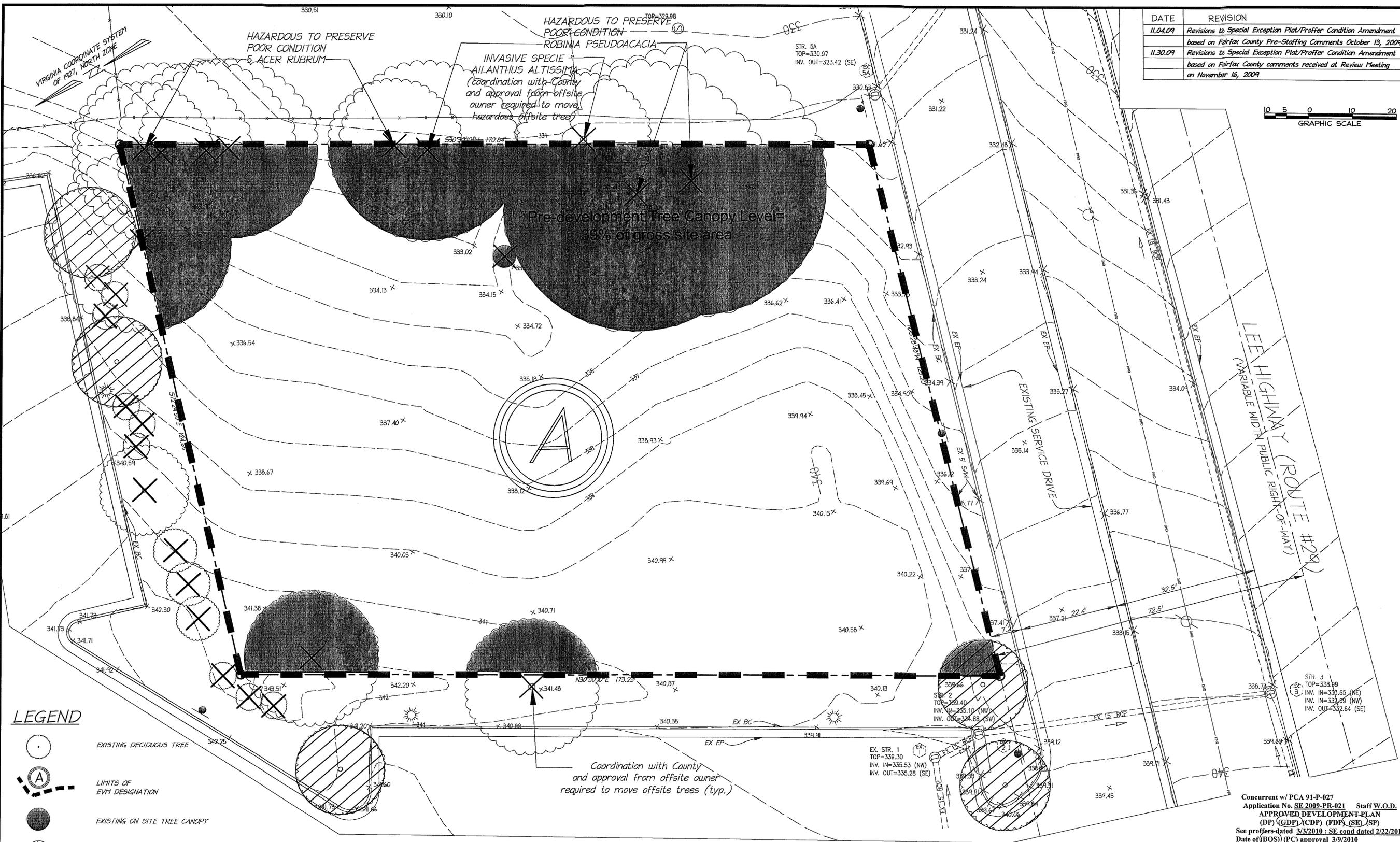
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**EXISTING VEGETATION
 MAP AND TREE
 CONSERVATION PLAN**

**SPECIAL EXCEPTION PLAT/
 PROFFER CONDITION AMENDMENT PLAT
 MERRIFALLS AUTO
 CARE SERVICE
 FAIRFAX COUNTY, VIRGINIA**

PROJECT NO:	04D804
SCALE:	1"=10'
DATE:	06-29-09
DESIGN:	JR/MA
DRAWN:	TET
CHECKED:	
SHEET No.	4 of 8



LEGEND

- EXISTING DECIDUOUS TREE
- LIMITS OF EVM DESIGNATION
- EXISTING ON SITE TREE CANOPY
- EXISTING OFF SITE TREES TO BE PRESERVED
- EXISTING TREES TO BE REMOVED

EVM DESIGNATION COVER TYPE SUMMARY TABLE

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	DESCRIPTION
A	MAINTAINED GRASSLAND	SWEETGUM, NORWAY MAPLE, RED MAPLE, PEAR, ZELKOVA, BLACK LOCUST, AILANTHUS, CEDAR	N/A	0.48	MOWED GRASS PLOT ADJACENT TO A SHOPPING PLAZA WITH VARIETY OF TREES AT EDGES, AVERAGE TO POOR LEVELS OF HEALTH, VARIOUS LEVELS OF SUCCESSION

TOTAL SITE ACREAGE: 0.48 ACRES

TREE PRESERVATION

PRE-DEVELOPMENT AREA EXISTING TREE CANOPY: 5,365 SF (39%)
 REQUIRED 10-YEAR TREE CANOPY FOR C-8 ZONING: 2,090 SF (10%)
 TREE CANOPY THAT SHOULD BE MET THROUGH TREE PRESERVATION: 815 SF (3.9%)
 * PROPOSED TREE CANOPY THAT WILL BE MET THROUGH PRESERVATION: 0 SF (0%)
 EXISTING TREE CANOPY OFF SITE THAT WILL BE PRESERVED: 1,750 SF

* DUE TO THE IMPACT OF CONSTRUCTION ACTIVITIES ON THIS SITE AND THE QUALITY OF TREES CONSIDERED FOR PRESERVATION, THE TREE PRESERVATION TARGET WILL NOT BE MET. THE BALANCE OF THE 10-YEAR CANOPY REQUIREMENTS SHALL BE MET THROUGH PROPOSED ON SITE AND OFF SITE PLANTINGS.

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 (DP) (GDP) (CDP) (FDI) (SE) (SP)
 See proffers dated 3/3/2010; SE cond dated 2/22/2010
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 Sheet 4 of 8

Coordination with County and approval from offsite owner required to move offsite trees (typ.)

BMP CALCULATIONS

PLAN NAME: MERRIFALLS AUTO CARE SERVICE DATE: 06/24/09

ENGINEER: ERIC JACKSON

1. WATER QUALITY NARRATIVE:

BMP - CHESAPEAKE BAY PRESERVATION AREA
FAIRFAX COUNTY REQUIREMENT - 40%

DEVICE	EFFICIENCY PERCENTAGE
BIORETENTION	65%

ROOF AREA = 0.1283 ACRES

2. WATERSHED INFORMATION:

SUBAREA DESIGNATION AND DESCRIPTION	% C	ACRES
BUILDING	0.90	0.1283
PAVEMENT / SIDEWALK	0.90	0.2528
BIORETENTION	0.35	0.0298
GRASS AREA	0.35	0.0693
OFFSITE AREA - GRASS	0.35	0.1075

3. WEIGHTED AVERAGE %C FACTOR FOR THE SITE

AREA OF THE SITE 0.48 ACRES

SUBAREA DESIGNATION	% C	ACRES	PRODUCT
BUILDING	0.90	0.1283	0.1154
PAVEMENT	0.90	0.2528	0.2275
BIORETENTION	0.35	0.0298	0.1014
GRASS AREA	0.35	0.0693	0.0243

TOTAL = 0.3776

AVERAGE %C FACTOR FOR SITE 0.3776/0.48 = 0.77

4. PHOSPHORUS REMOVAL FOR THE SITE

NOTE: ONLY THE IMPERVIOUS ROOF AREA OF 5600 SQUARE FEET IS BEING TREATED BY THE BIORETENTION FILTER

SUBAREA BMP TYPE	REMOVAL EFF.	AREA	% C	PRODUCT
BIORETENTION	65%	(0.0408/0.48)	(0.455)	= 2.51
BIORETENTION	65%	(0.0492/0.48)	(1.169)	= 7.75
BIORETENTION	65%	(0.1283/0.48)	(1.169)	= 20.29
BMP-INSERT	30%	(0.0749/0.48)	(1.169)	= 5.47
BMP-INSERT	30%	(0.0352/0.48)	(1.169)	= 2.56
BMP-INSERT	30%	(0.0363/0.48)	(1.169)	= 2.67
BIORETENTION (OFFSITE)	65%	(0.0091/0.48)	(0.455)	= 0.10

TOTAL = 41.3%

5. COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

REQUIRED PHOSPHORUS REMOVAL FOR HOLMES RUN WATERSHED = 40%
PHOSPHORUS REMOVED FROM ABOVE = 41.3%

STORMWATER RUNOFF CALCULATIONS

NOTE: THE AREA OF THE SITE IS 20,900 SQ.FT. (0.48 AC.), AND IS BEING USED TO DETERMINE THE INCREASE IN THE 10-YEAR STORM RUNOFF.

PRE-DEVELOPMENT

AREA = 0.48 AC TC = 5 MIN.

I₂ = 5.45"/HR
I₁₀ = 7.27"/HR

C = 0.35

Q₂ = (0.35) (5.45) (0.48) = 0.92 CFS

Q₁₀ = (0.35) (7.27) (0.48) = 1.22 CFS

POST-DEVELOPMENT

AREA = 0.48 AC TC = 5 MIN.

I₂ = 5.45"/HR
I₁₀ = 7.27"/HR

C = 0.77

Q₂ = (0.77) (5.45) (0.48) = 2.01 CFS

Q₁₀ = (0.77) (7.27) (0.48) = 2.69 CFS

10-YEAR STORM RUNOFF DIFFERENCE = 2.69 - 1.22 = 1.47 CFS

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (9-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (16-202 10F & 10I)

1. Plat is at a minimum scale of 1"=60' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 5 & 7.
3. Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
UNDERGROUND PIPE STORAGE	0.1283	0.0493	2944	N/A	6000	N/A
Totals:						
4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 3, 5 & 7. Pond inlet and outlet pipe systems are shown on Sheet N/A.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A. Type of maintenance access road surface noted on the plat is N/A (asphalt, geotext, gravel, etc.).
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 6.
7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 7.
8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 7.
9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 7.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2, 3, 5 & 6.
11. A submission waiver is requested for PARTIAL STORMWATER MANAGEMENT.
12. Stormwater management is not required because _____.

4A PARTIAL WAIVER OF THE STORM WATER MANAGEMENT REQUIREMENTS MAY BE NECESSARY IF THE ENTIRE INCREASE IN THE 10-YEAR STORM RUNOFF CANNOT BE CAPTURED AND DETAINED IN THE PROPOSED ONSITE SYSTEMS.

SWM/BMP NARRATIVE

THE MERRIFALLS AUTO CARE SERVICE SITE IS CURRENTLY SITUATED ON 0.48 ACRES OF LAND IN THE PROVIDENCE DISTRICT OF FAIRFAX COUNTY ON THE NORTH SIDE OF LEE HIGHWAY BETWEEN MARY STREET AND HYSON LANE. THE EXISTING SITE CONDITIONS CONSIST OF AN OPEN GRASSY AREA WITH SOME EXISTING TREES ALONG THE EASTERN BOUNDARY. THE SITE DRAINS TO THE SOUTHEAST TO AN EXISTING PIPED SYSTEM WHICH CONVEYS THE RUNOFF APPROXIMATELY 440 FEET TO AN UN-NAMED TRIBUTARY OF HOLMES RUN WHICH FLOWS TO A REGIONAL FACILITY, FAIRVIEW LAKE, IN THE CAMERON RUN WATERSHED. NO RPA AREAS OR 100 YEAR FLOODPLAIN AREAS EXIST ONSITE. THIS PROJECT PROPOSES A 5600 SQUARE FEET AUTO SERVICE BUILDING WITH ASPHALT PAVEMENT FOR PARKING SPACES AND ACCESS NEAR THE WESTERN AND NORTHERN BOUNDARIES. CURRENTLY THE EXISTING SITE CONTAINS NO PAVED AREAS OR STRUCTURES. IMPERVIOUSNESS OF THE SITE AFTER THE PROPOSED BUILDING AND ASPHALT PAVEMENT WILL BE 10.38 ACRES OR 17%.

BIORETENTION

A BIORETENTION FILTER OR RAINGARDEN FACILITY IS PROPOSED TO MEET BMP REQUIREMENTS FOR THE SITE. THE BIORETENTION FILTER WILL RECEIVE RUNOFF FROM THE 5600 SQUARE FEET ROOF AREA OF THE PROPOSED AUTO SERVICE BUILDING AND A PORTION OF THE ASPHALT PARKING AREA. THE FILTER WILL BE SIZED TO ACCOMMODATE THE FIRST 1.0 INCH OF RUNOFF AND WILL HAVE A FILTER SURFACE AREA EQUAL TO OR GREATER THAN 5% OF THE IMPERVIOUS AREA OR 280 SQUARE FEET MINIMUM. GRASS SHALES WILL BE PROVIDED BELOW THE ROOF DRAIN COLLECTOR AND THE CURB OPENING FROM THE PARKING AREA TO REDUCE THE VELOCITY OF THE RUNOFF ENTERING THE BIORETENTION FILTER. MAINTENANCE OF THE BIORETENTION FILTER WILL BE THE RESPONSIBILITY OF THE OWNER AND SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK AND THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL. VORTECH TRITON CATCH BASIN INSERTS OR ADS STORM WATER QUALITY UNITS WITH NYLOPLAST INLETS OR OTHER COUNTY APPROVED INNOVATIVE BMP SYSTEM COMPATIBLE WITH A HDPE/CMP/PVC PRIVATE STORM DRAIN SYSTEM WILL BE USED IN THE STORM STRUCTURES THAT CAPTURE RUNOFF FROM THE REMAINING PARKING AREAS.

UNDERGROUND DETENTION

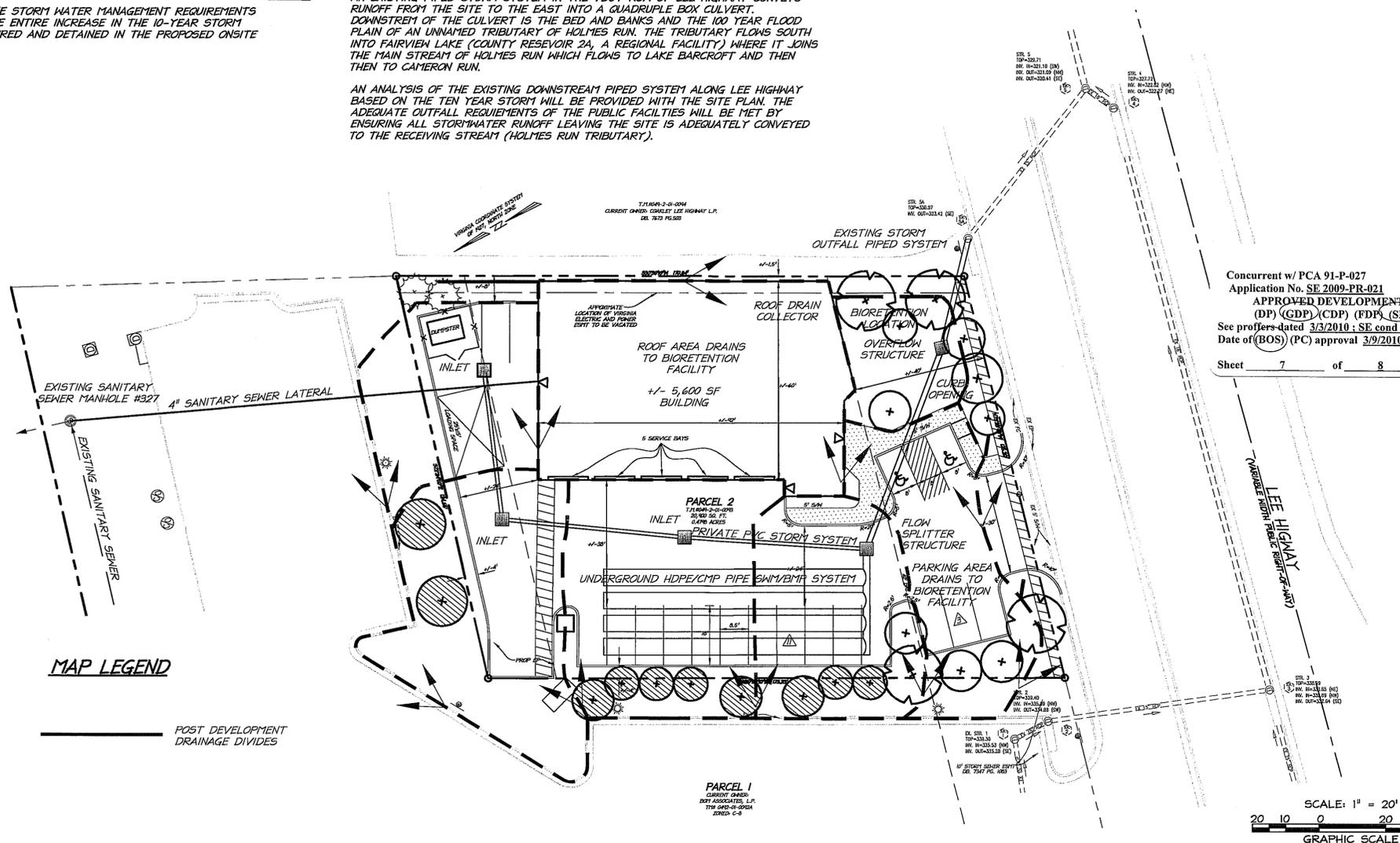
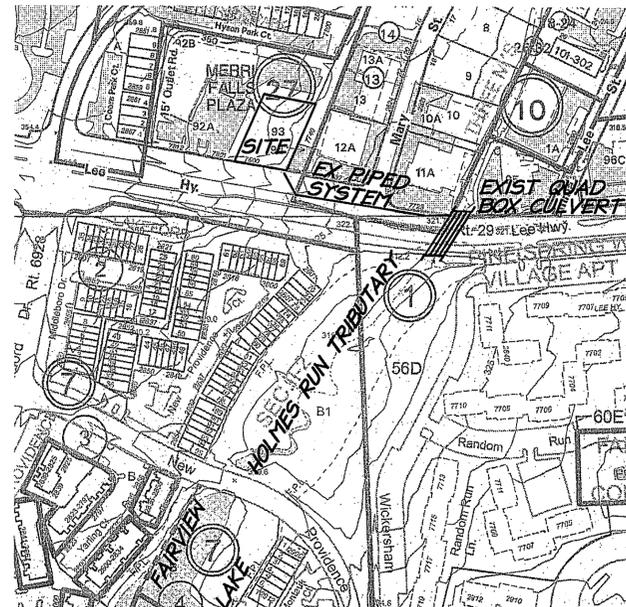
AN UNDERGROUND PIPED SYSTEM IS PROPOSED TO MEET STORM WATER MANAGEMENT REQUIREMENTS FOR THE SITE. A SERIES OF GRATE INLETS WILL COLLECT RUNOFF FROM THE PAVED AREAS OF THE SITE. A FLOW SPLITTER STRUCTURE WILL DIVERT STORM WATER IN EXCESS OF PREDEVELOPED RATES TO A PIPE STORAGE SYSTEM. THE PIPED SYSTEM WILL BE SIZED TO ACCOMMODATE RUNOFF VOLUME FROM A 10 YEAR STORM EVENT ESTIMATED TO BE APPROXIMATELY 6000 CUBIC FEET. MAINTENANCE OF THE UNDERGROUND PIPED STORMWATER MANAGEMENT SYSTEM WILL BE THE RESPONSIBILITY OF THE OWNER AND SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK AND THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.

ADEQUATE OUTFALL

AN EXISTING PIPED STORM SYSTEM IN THE VDOT ROW OF LEE HIGHWAY CONVEYS RUNOFF FROM THE SITE TO THE EAST INTO A QUADRUPLE BOX CULVERT. DOWNSTREAM OF THE CULVERT IS THE BED AND BANKS AND THE 100 YEAR FLOOD PLAIN OF AN UNNAMED TRIBUTARY OF HOLMES RUN. THE TRIBUTARY FLOWS SOUTH INTO FAIRVIEW LAKE (COUNTY RESERVOIR 2A, A REGIONAL FACILITY) WHERE IT JOINS THE MAIN STREAM OF HOLMES RUN WHICH FLOWS TO LAKE BARCROFT AND THEN THEN TO CAMERON RUN.

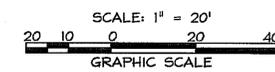
AN ANALYSIS OF THE EXISTING DOWNSTREAM PIPED SYSTEM ALONG LEE HIGHWAY BASED ON THE TEN YEAR STORM WILL BE PROVIDED WITH THE SITE PLAN. THE ADEQUATE OUTFALL REQUIREMENTS OF THE PUBLIC FACILITIES WILL BE MET BY ENSURING ALL STORMWATER RUNOFF LEAVING THE SITE IS ADEQUATELY CONVEYED TO THE RECEIVING STREAM (HOLMES RUN TRIBUTARY).

DRAINAGE AREA MAP



Concurrent w/ PCA 91-P-027
Application No. SE 2009-PR-021 Staff W.O.D.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (SE) (SP)
See proffers dated 3/3/2010; SE cond dated 2/22/2010
Date of (BOS) (PC) approval 3/9/2010

Sheet 7 of 8



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COMMONWEALTH OF VIRGINIA
WILLIAM F. ZINK
No. 21914
11-30-08
PROFESSIONAL ENGINEER

BMP & SWM COMPUTATIONS

**SPECIAL EXCEPTION PLAT/
PROFFER CONDITION AMENDMENT PLAT**
**MERRIFALLS AUTO
CARE SERVICE**
FAIRFAX COUNTY, VIRGINIA

PROJECT No: 04D804
SCALE: 1"=20'
DATE: 06-29-09
DESIGN: MA/EJ
DRAWN: EJ
CHECKED:
SHEET No. **7** of **8**
C-5830

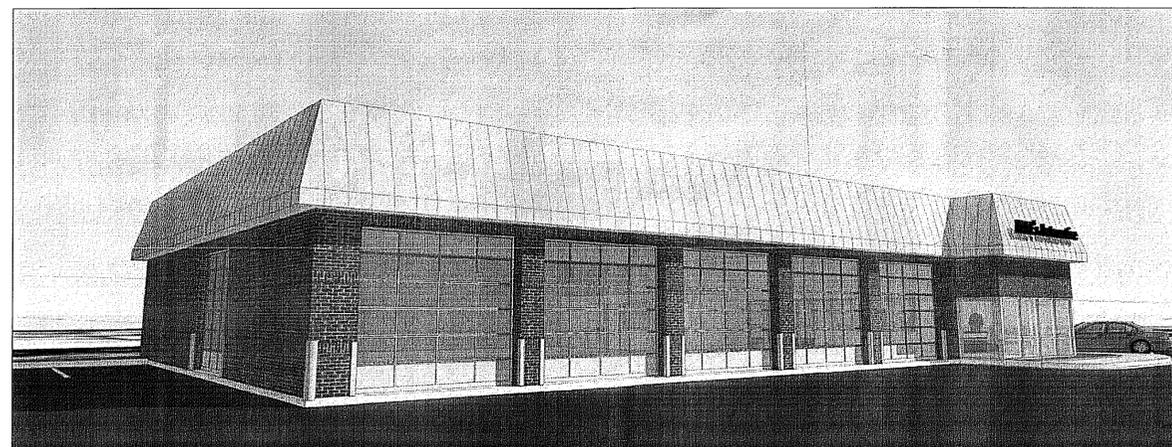
DATE	REVISION
11.04.09	Revisions to Special Exception Plat/Proffer Condition Amendment based on Fairfax County Pre-Staffing Comments October 13, 2009
11.30.09	Revisions to Special Exception Plat/Proffer Condition Amendment based on Fairfax County comments received at Review Meeting on November 16, 2009



FRONT VIEW OF PROPOSED BUILDING FROM SITE ENTRANCE OFF SERVICE DRIVE ALONG LEE HIGHWAY



FRONT VIEW OF PROPOSED BUILDING ENTRANCE FROM PROPOSED PARKING AREA



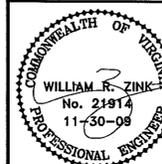
SIDE VIEW OF PROPOSED BUILDING FROM ADJACENT SHOPPING CENTER

Concurrent w/ PCA 91-P-027
 Application No. SE 2009-PR-021 Staff W.O.D.
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP) (SE) (SP)
 See proffers dated 3/3/2010 ; SE cond dated 2/22/2010
 Date of (BOS) (PC) approval 3/9/2010
 Sheet 8 of 8

THIS SHEET IS ONLY CERTIFIED AS PART OF OUR PLAN SET.

FOR ILLUSTRATIVE PURPOSES ONLY, WITHOUT LANDSCAPING. NOT FOR CONSTRUCTION PURPOSES.

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CONCEPTUAL
 ELEVATIONS

SPECIAL EXCEPTION PLAT/
 PROFFER CONDITION AMENDMENT PLAT
**MERRIFALLS AUTO
 CARE SERVICE**
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 04D804

SCALE: AS SHOWN

DATE: 06-29-09

DESIGN: JR/MA
 DRAWN: TT
 CHECKED:

SHEET No.

8 of **8**

C-5830